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ESTATE AGENTS



OLD SAWMILL CLOSE
VERWOOD, BH31 6PT



OFFERS IN EXCESS OF £700,000

- PRICED TO SELL
- EXECUTIVE FAMILY HOME
- 5 DOUBLE BEDROOMS
- 3 BATHROOMS
- 3 RECEPTIONS
- KITCHEN/DINING ROOM
- SEPARATE UTILITY
- ORANGERY
- PRIVATE REAR GARDEN
- CLOSE TO DEWLANDS COMMON

NEW INSTRUCTION!

This stunning detached executive family home is perfectly suited for modern living. Priced to sell, this immaculately presented residence boasts five spacious double bedrooms and three well-appointed bathrooms, making it an ideal choice for families seeking comfort and style.



As you step inside, you are welcomed by a generous hallway adorned with a luxurious wood effect vinyl floor, leading to a galleried landing on the first floor. The ground floor features three versatile reception rooms, including a separate office/study, perfect for those who work from home. A convenient downstairs cloakroom adds to the practicality of the layout. The heart of the home is undoubtedly the expansive kitchen/diner, which has been recently refitted to a high standard. With cream fronted units, built-in appliances, a central island, and elegant stone worktops, this space is designed for both cooking and entertaining. The beautifully tiled light grey floor flows seamlessly into the separate utility room, which provides access to the side garden.

The lounge, accessible through internal double doors, offers a warm and inviting atmosphere, enhanced by a recently added orangery that floods the space with natural light and provides delightful views of the rear garden and patio.

Upstairs, the property continues to impress with five double bedrooms. The master and guest bedrooms each feature luxurious ensuites, while the remaining bedrooms share a stylish five-piece bathroom, complete with his and hers sinks, an egg-shaped bath, and a separate shower cubicle.

Outside, the fully enclosed garden is a sun-soaked haven, perfect for relaxation and entertaining, featuring a newly laid patio. The front of the property boasts a substantial driveway, providing ample parking for multiple vehicles, and leads to a double garage equipped with up and over doors, power and light.

This exceptional home is conveniently located within walking distance of local amenities and Dewlands Common Nature Reserve.

Additional Information

Agents Note: Gas Safety Installation & Service Certificates to follow

Energy Performance Rating: D

Council Tax Band: G

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & double garage

Utilities: Mains electricity, mains gas, mains water

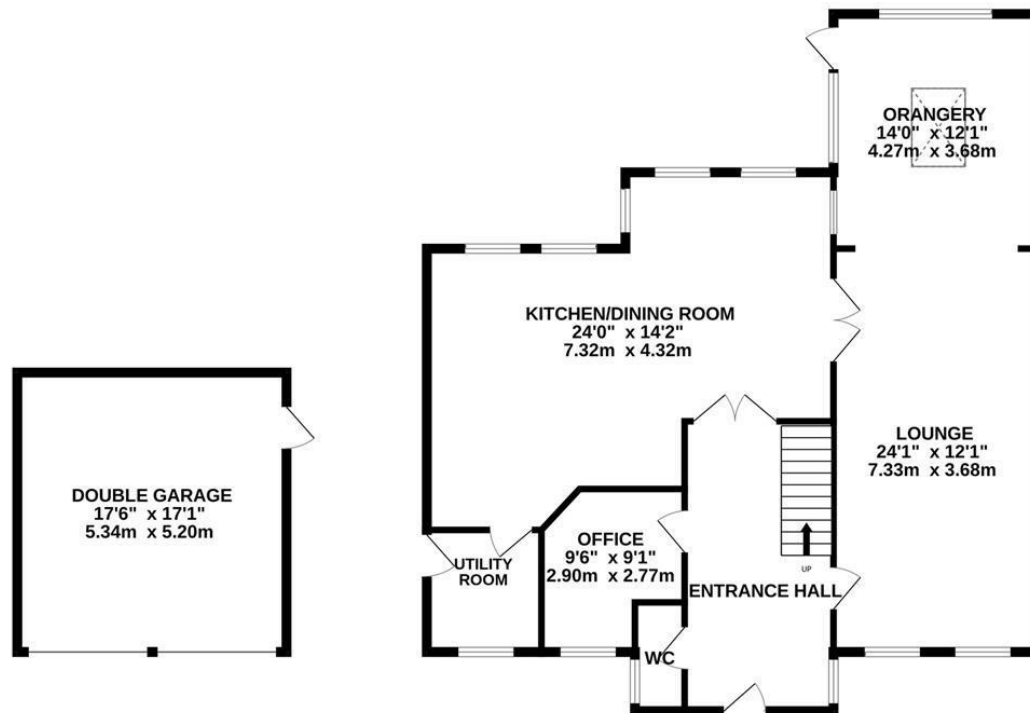
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

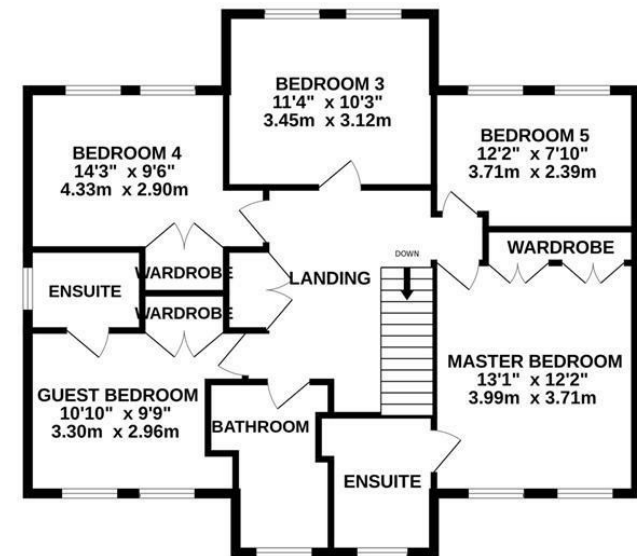
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1408 sq.ft. (130.8 sq.m.) approx.



1ST FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 2380 sq.ft. (221.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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